

Arlington Historic District Commissions

August 24, 2017
Whittemore Robbins House

Final & Approved Minutes

Commissioners Present: **N. Aikenhead, M. Audin, B. Cohen, C. Hamilton, C. Tee, J. Worden**

Commissioners Not Present: **D. Baldwin, C. Barry, M. Bush, M. Capodanno, S. Lipp, S. Makowka**

Guests: **E. Davidson, M. Bloch, G. Slebodnick**

1. AHDC Meeting Opens - B. Cohen served as acting chair in absence of S. Makowka
8:10pm
2. Appointment of alternate Commissioners – C. Hamilton appointed to Pleasant Street District.
3. Approval of draft minutes from July 27, 2017. J. Worden moved approval, seconded by C. Tee. Unanimous approval.
4. Communication
 - a. Call regarding siding changes in Broadway HD
 - b. B. Cohen received communication from neighbor at 11 Wellington Street asking about fiberglass gutters
 - c. J. Worden said neighbors at 30 Jason Street are replacing gutters, questioned whether they came for permit – C. Greeley has not seen one yet
5. New Business

Hearings (typically last around 20 minutes per application) 8:20pm

 1. Continuation of Formal Hearing re: Lot 1A Westminster Ave. (Kuhn) (located between 37 and 51 Westminster Ave.) for construction of new single family house – **Postponed at applicants request to 9/28/17**
 2. Formal hearing re: 163 Pleasant Street (Davidson) re: installation of stone wall. E. Davidson came last month for an informal and based on concern on the bluestone top he has had a special cut done where the top will match all around with stone. Applicant brought a sample for the Commission to see. The corners will need to be addressed so no raw edges are seen. Requested for it to be 8" taller – now totaling 24", instead of proposed 16". M. Audin moved approval of wall as shown in drawings but with heights to top at 24" to follow the grade and with the turns to be seamless. Seconded by C. Tee. In favor: M. Audin, C. Tee, N. Aikenhead, B. Cohen; Opposed C. Hamilton, J. Worden. Approved with M. Audin appointed monitor.

3. Formal Hearing re: 75 Pleasant St. (Boston Church of Christ) for sign change. G. Slobodnick gave presentation. Existing columns will be used and the landscaping plan got pushed behind. This sign is an interim step and in the next couple of years they will bring more of a landscape proposal with a new sign plan, but for now they are just trying to identify who they are and show their meeting times. Existing columns will get some TLC and they are proposing just to put the sign in the middle to replace the construction sign. The original shape with the curve captured the bay window on the original Parish house, with that gone they don't think it matches now. Discussion about the sign needing to be wood and the sign should match the posts. On old sign the signboard floats between the columns. M. Audin said they should make the sign 70" not 76". You can also square the thing up a bit and oppose the stretchy bit that is really modern. Make the signboard the width of the basic lettering. So hold the sign 3" in from each side, use black on the rod and it will make it more of a squarish kind of thing that will keep with the character. Put a frame around the entire sign that you won't see, but it will protect the wood from falling apart. M. Audin moved approval of sign but 1) that the background paint and signboard and posts be painted to match color and sheen of the church trim, 2) that the width of the main sign board be reduced to 70" wide in total (from 76 to 70"), 3) the sign board for the rider's length align with the principal text above starting with the B and ending with the T above. Sign and all text as submitted is fine. The brackets should be painted black. All to be approved by monitor prior to installation. Seconded by J. Worden. Unanimous approval. Monitor appointed M. Audin.
4. Discussion regarding sidewalks in Historic District to be incorporated into Master Plan – S. Makowka will discuss next month.

6. Other Business

- a. Email from applicant re: 41 Westminster (AKA Lot 1A) (Kuhn) advising they will not be attending 7/27 meeting but postponing until the 8/24/17 meeting.
- b. Emails sent to E. Kostojohn and J. Burkhardt advising of postponement of 41 Westminster (AKA Lot 1A)
- c.

7. OPEN FORUM

Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Cohen for Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)

9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Bush for Penzenik – COA (Addition-Windows)
10. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
11. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
12. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
13. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
14. 15-15A Avon Place (Burke – 12-10A) – COHEN For Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
15. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
16. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Cohen for Penzenik - COA (House Redesign)
17. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
18. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
19. 156 Pleasant Street (Seitz – 12-39P) – Cohen for Penzenik – COA (Windows)
20. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
21. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
22. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
23. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
24. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
25. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
26. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
27. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
28. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
29. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
30. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
31. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
32. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
33. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
34. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
35. 34 Academy Street (Ellison – 13-69P) – Cohen for Penzenik – COA (windows, doors, deck)
36. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
37. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
38. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – Nyberg/Cohen - COA (New Building)
39. 111 Pleasant St. (Fredieu – 14-03P) – Hamilton for Nyberg - COA (Awnings)
40. 40 Westmoreland Ave. (Radoslovich – 14-04M) – Makowka - CONA (Rear & deck sliders)
41. 21 Oak Knoll (Donal – 14-06P) – Makowka CONA (side door)
42. 187 Lowell Street (Grinnell – 14-08M) – Makowka- CONA (Gutters, chimney, roof)
43. 39 Russell Street (Walsh – 14-11R) - Barry - COA (Addition new wing, repairs existing house)
44. 50 Westmoreland Ave. (Sessa – 14-12M) – Makowka- COA (Solar Panels)
45. 27 Jason Street (Worden – 14-13J) – Makowka- CONA (Rear roof)
46. 105 Pleasant Street (Erulkar – 14-15P) – Makowka- Makowka- CONA (Wood trims)
47. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
48. 742 Mass. Ave.(Davidson – 14-17J) - Makowka- CONA
49. 34 Academy Street (Ellison – 14-18P) – Makowka for Penzenik -- CONA (Windows)
50. 81 Westminster (Lemire – 14-21M) – Makowka- CONA (Roof)
51. 17 Jason Street (Harrington – 14-22J) – Makowka- CONA (Roof)
52. 19 Maple Street (Hirani – 14-23P) – Makowka- CONA (Front Porch Steps, Landing, Rear Windows)
53. 19 Maple Street (Hirani – 14-24P) – Makowka- 10 Day COA (Gutters)
54. 54 Westminster Ave. (O'Shea – 14-25M) – Cohen - COA (Addition)

55. 34 Academy Street (Ellison – 14-26P) – Cohen for Penzenik - COA (Siding)
56. 268 Broadway (Carlton-Gyson – 14-28B) – Barry - COA (Fence)
57. 151 Lowell Street (Wyman – 14-30M) – Makowka- CONA (Wood Trim)
58. 28 Academy Street (Rehrig – 14-31P) – Makowka- 10 Day COA (Fiberglass Gutters)
59. 99 Westminster Ave. (Doctrow – 14-32M) – Makowka- 10 Day COA (Heat Pump)
60. 15 Montague Street (Lipcon – 14-38M) – Makowka- COA (Windows and Basement Door)
61. 81 Westminster Ave. (Lemire – 14-39M) – Bush for Penzenik - COA (Solar Panel System)
62. 251 Pleasant Street (Fitch – 14-39P) – Makowka- COA (Exterior Doors)
63. 7 Oak Knoll (Bailey – 14-40P – Makowka- CONA (Roof)
64. 17 Russell Street (Makowka – 14-42R) – Cohen - 10 Day COA (Wall)
65. 174 Westminster Ave. (Szaz – 14-46M) Makowka- CONA (Basement window)
66. 33 Westminster Ave. (Phillis – 14-47M) Makowka- CONA (Windows)
67. 154 Westminster Ave. (Walters – 14-48M) Makowka- CONA (Wood Front Door, Storm
Doors)
68. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
69. 10 Montague Street (Silverman – 14-53M) - Makowka- CONA (Gutters, Facia, Soffit)
70. 11 Wellington Street (Byrne – 14-54P) Makowka- Makowka- CONA (Fence)
71. 23 Jason Street (Hammerman – 14-55P) Makowka- CONA (Steps, Skirt Board, Lattice,
Footings)
72. 143 Westminster Ave. (Ketcios – 14-58M) Makowka- CONA (Roof)
73. 37 Jason Street (Lees – 14-60J) – Bush - COA (Windows)
74. 74 Pleasant Street (St John's Episcopal Church –14-61P – Replaces 14-56P) – Makowka –
CONA (Fence)
75. 140 Pleasant Street (Haas – 15-02P) Makowka- CONA (Garage Roof)
76. 118 Pleasant Street (Sirotof – 15-03P)) - Makowka- CONA (Chimney Repair)
77. 20 Wellington Street (Mowbray – DENIAL 15-07P) - Makowka (Porch/deck)
78. 161 Westminster Ave. (Lancelotta – 15-11M) – Makowka – 10 Day COA
(walls,driveway,steps)
79. 146 Pleasant St. (Haas – 15-13P) – Makowka – CONA (Steps, Landing)
80. 21 Westminster St. (Bernstein – 15-14M) – Makowka – CONA(Roof)
81. 15 Montague St. (Lipcon – DENIAL 15-15M) – Makowka (Windows)
82. 183 Pleasant St. (Barker – 15-16P) – Makowka - COA (A/C unit)
83. 20 Wellington St. (Mowbray- 15-18P) – Makowka – CONA (storm doors)
84. 20 Wellington Street (Mowbray – 15-19P) – Barry – COA (porch,stairs,railings)
85. 246 Pleasant Street (Eykamp – 15-20P) – Baldwin – COA (solar panels)
86. 14 Westmoreland Ave. (Leveille – 15-22M) – Barry - COA (porch,garage,retaining walls,
kitchen remodel)
87. 13 Academy St. (Rosin – 15-23P) – Makowka - CONA (rear rotted elements)
88. 145 Pleasant St. (Colt – 15-24P) –Makowka - CONA (roof)
89. 50 Westmoreland Ave. (Campbell – 15-25M) – Makowka – COA (rear +ruins demolition)
90. 20 Wellington Street (Mowbray – 15-28P) – Barry – COA (rear porches)
91. 29 Academy Street (Benn – 15-29P) – Bush – COA (rear porch)
92. 20 Oak Knoll (Doob/Lawrence – 15-35P) – Cohen – COA (walkways/stairs)
93. 188 Pleasant St. (Carr – 15-36P) – Makowka – CONA (roof, facia, gutters)
94. 51 Westminster Ave. (Kostojohn – 15-43M) – Makowka – CONA (roof)
95. 78 Jason Street (Pacheco – 15-44J) – Makowka – CONA (porch stairs)
96. 10 Montague Street (Silverman – 15-45M) – Makowka – CONA (windows)
97. 178 Westminster Ave. (Strauss/Reich – 15-46M) – Makowka – CONA (windows)
98. 155-157 Westminster Ave. (Moran – 15-47M) – Makowka – CONA (porch railings)
99. 160 Westminster Ave. (Jackson – 15-48M) – Makowka – CONA (roof)
100. 97 Westminster Ave. (Puttick – 15-49M) – Makowka – CONA (windows)
101. 74 Pleasant Street (St John's Episcopal – 15-51P) – Audin – COA (arcade wall/steeple)
102. 60 Pleasant Street (Jagoe – 15-53P) – Makowka – CONA (roof)

103. 178 Westminster Ave. (Strauss – 15-54M) – Cohen - COA (window)
104. 11 Wellington Street (Byrne/Wodlinger – 15-55P) – Lipp – COA (dormer)
105. 26 Jason Street (Angelakis – 15-56J) – Cohen – CONA (walkway/steps/landing)
106. 157 Westminster Ave. (Paul – 15-57M) – Makowka – CONA (insulation)
107. 28 Academy Street (Rehrig – 15-60P) – Barry – COA (porch)
108. 28 Academy Street (Rehrig – 15-61P) – Barry – COA (front door entrance)
109. 24 Jason Street (Johnson – 16-02J) – Nyberg – COA (chimney removal)
110. 30 Jason Street (Harris – 16-02J) – Makowka – CONA (solar panels)
111. 24 Jason Street (Johnson – 16-03J) – Nyberg – COA (porch windows)
112. 39 Westminster Ave. (Marsh – 16-04M) – Makowka – CONA (solar panels)
113. 14 Wellington Street (Shaw – 16-05P) – Makowka – CONA (window replacements)
114. 141 Westminster Ave. (Envov – 16-06M) – Makowka – CONA (replacement windows)
115. 20 Wellington Street (Mowbray – 16-07P) – Barry – CONA (brickwork)
116. 105 Pleasant Street (Erulkar – 16-08P) – Makowka – CONA (gutters,porch,risers,stairs)
117. 41 Crescent Hill Ave. (Mead/Healey – 16-09M) – Makowka – CONA (porch/
118. 16 Avon Place (Capodanno – 16-15A) – Makowka – COA (Attic Window/Skylights)
119. 9 Raving Street (Smurzynski – 16-16J) – Makowka – CONA (walk & steps)
120. 24 Jason Street (Johnson – 16-17J) – Makowka – CONA (chimney repair)
121. 53 Academy Street (KrainesKaplan – 16-18P) – Makowka – CONA (Parking Pad Change)
122. 59 Jason Street (Bouvier – 16-19J) – Cohen & Lipp for Nyberg – COA (New House
Construction)
123. 12 Pelham Terrace (Berkowitz – 16-21P) – Makowka - CONA (roof)
124. 72 Crescent Hill Ave. (Lamont – 16-22M) – Makowka – CONA (roof)
125. 102 Crescent Hill Ave. (Rigby -16-23M) – Audin – COA (deck-doorway-railings)
126. 175 Pleasant Street (Migliazzo – 16-24P) – Barry – COA (garage addition)
127. 256 Pleasant Street (Smith – 16-25P) – Makowka – CONA (roof)
128. 11 Westminster Ave. (Sealine-Fitzgerald – 16-26M) – Makowka - CONA (fence)
129. 195 Pleasant Street (Avrahami-Hamel – 16-27P) – Makowka - CONA (vent)
130. 20 Maple Street (Kapinos – 16-28P) – Makowka - CONA (gutters and rear façade window)
131. 24 Jason Street (Johnson – 16-29J) – Makowka - CONA (roof)
132. 72 Crescent Hill Ave. (Lamont – 16-30M) – Makowka – CONA (chimney removal)
133. 139-141 Westminster Ave. (Entov – 16-31MD) – Makowka – DENIAL – DECK-RAILINGS
134. 742 Mass. Ave. (Jason Terrace LLC – 16-32J) – Makowka – COA (Stairs,Railing)
135. 7 Jason Street (Arl. Historical Society – 16-33J) – Makowka – CONA (gutters)
136. 16 Avon Place (Sandstedt-Capodanno – 16-34A) – Barry – COA (addition)
137. 53 Academy Street (Miller – 16-35P) – Makowka – CONA (a/c compressor)
138. 23 Jason Street (Leary-Hammerman – 16-36J) – Lipp – COA (addition)
139. 39 Russell Street (Donegan – 16-37R) – Makowka – CONA (wood trim)
140. 147 Lowell Street (Mandell-Edmonds – 16-38M) – Makowka – CONA (porch rail, posts)
141. 6 Russell Terrace (Meguerditchian – 16-39R) – Makowka – CONA (porch rail,stairs)
142. 151 Lowell Street (Labow-Wong – 16-40M) – Makowka – CONA (Rear Window)
143. 56 Jason St (Tanner – 16-41J) – Makowka – CONA (Window Repairs)
144. 135 Pleasant St (Plumley-Clouth – 16-42P) – Makowka - CONA (Window)
145. 59 Jason St (Bouvier – 16-43J) – Cohen & Lipp for Nyberg - COA (Deck)
146. 140 Pleasant St (Haas – 16-44P) – Makowka - CONA (Steps)
147. 141 Westminster Ave. (Estov – 16-45M) – Makowka - CONA (porch railings, posts, caps)
148. 146, 148, 150 Pleasant St (Condo Assoc – 16-46P) – Makowka – CONA (Balcony, deck)
149. 12 Russell St. (Caritas – 16-47R) – Makowka – CONA (Emergency Fire Escape, Siding,
Soffits)
150. 39 Russell Street (Donegan – 16-48R) – Lipp – 10 Day COA (Fiberglass Gutters)
151. 28 Maple Street (Mahoney – 16-49P) – Barry – 10 Day COA (Fiberglass Gutters,
Downspouts)
152. 21 Jason Street (Green – 16-50J) – Capodanno – 10 Day COA (Windows,Door)

- 153.** 74 Pleasant St (St John's Episcopal – 16-51P) – Audin - 10 Day COA (Banner Hoisting System)
- 154.** 20 Maple Street (Kapinos – 16-52P) – Makowka - 10 Day COA (Rear Porch, Deck)
- 155.** 176 Pleasant St. (Seltzer – 16-53P) – Makowka - CONA (Door, Deck, Rail, Gutters)
- 156.** 17 Russell Terrace (Ferland – 16-54R) –Makowka - CONA (Roof)
- 157.** 20 Jason St. (Payne – 16-55J) – Makowka - CONA (Fence)
- 158.** 17 Russell St. (Makowka – 16-56R) – Lipp - COA (Driveway, Steps, Wall)
- 159.** 253 Pleasant St. (Crewe – 16-57P) – Makowka - COA (Gutters, Fascia)
- 160.** 20 Wellington St. (Mowbray – 16-58P) –Makowka - CONA (Gutters)
- 161.** 53 Academy St. (Miller – 16-59P) – Makowka - CONA (Chimney, Sun Porch Roof Repairs)
- 162.** 53 Gray St. (Lubar – 16-60P) – Makowka - CONA (Roof)
- 163.** 7 Pelham Terrace (O'Sullivan – 16-61P) – Makowka - CONA (Soffit, Roof, Window, Fascia, Bulkead)
- 164.** 72 Jason Street (McNiff – 17-01J) – Makowka – CONA (Roof)
- 165.** 53 Academy St. (Miller – 17-02P) – Barry – COA (Fence)
- 166.** 74 Pleasant Street (Mahoney – 17-03P) – Makowka – CONA (Chimney)
- 167.** 194 Westminster Ave. (Greene – 17-04M) – Cohen – COA (Windows)

Meeting Adjourned 9:05pm